

BOARD OF ADJUSTMENT MINUTES

August 12, 2003

7:00 p.m.

Present: Vice Chairman Dean Holbrook, Leon Thurgood, Al Hess, Planning Commission Representative Larry Rigby, Assistant City Attorney J.C. Ynchausti, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Bud Neslen.

Dean Holbrook welcomed all those present and had the Board Members and those present introduce themselves.

Al Hess made a motion to approve the minutes for July 1, 2003 as written. Leon Thurgood seconded the motion and voting was unanimous.

1. Consider approval of a variance to allow a 20-foot front yard setback where a 30-foot setback is required at 296 E. Maxine Circle, Paul and Di Tinker, applicants.

Paul and Di Tinker, applicants, were present.

Paul Tinker explained that this piece of property backs up against a steep sandy hill to the east of the property. About one third of the property is on a 50% slope. A decent size home placed at 30 feet back into the property begins to encroach into that 50% slope sooner than on other lots in the subdivision. Mr. Tinker has talked to his architect and to Mr. Gehring about keeping cuts to a minimum because of the slope and the sandy soil. Building code requires that the home be setback 10 feet from the toe of the hill for proper drainage.

Blaine Gehring explained that an additional 10 feet adds another 7 feet beyond what would be 10 foot cut into the hill. A variance was granted to the home around the corner. Having a 20-foot front setback is not going to take away the appearance of the neighborhood.

It was decided that this is the same situation that has been granted to a neighboring lot and without a variance a nice size home could not be built on this lot. This will be a nice looking home and will not take away from the neighborhood.

Leon Thurgood made a motion to grant the variance for a 20-foot setback based upon no cuts be made into the 50% slope greater than 10 feet. Larry Rigby seconded the motion and voting was unanimous.

Paul and Di Tinker thanked the Board Members for their decision.

2. Election of Chairman and Vice-Chairman for period July 1, 2003 through June 30, 2004.

Dean Holbrook made a motion to elect Bud Neslen as Chairman for the period of July 1, 2003 through June 30, 2004. Leon Thurgood seconded the motion and voting was unanimous.

Al Hess made a motion to elect Dean Holbrook as Vice-Chairman for the period of July 1, 2003 through June 30, 2004. Leon Thurgood seconded the motion and voting was unanimous.

Mr. Gehring thanked all Board Members for doing such a great job. The Board of Adjustment is an important function and the service that has been rendered is most appreciated. It was also mentioned that there will be three more lots that have the same problem with the setbacks. Staff is going to file with the City to have 20 foot setbacks on these lots.

Meeting adjourned at 7:20 p.m.